

GARRETT COUNTY DEPARTMENT OF PLANNING AND LAND DEVELOPMENT

203 S. 4th St –Room 210

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MINUTES

The Garrett County Planning Commission held its regular monthly meeting on Wednesday, May 1, 2013, at 1:30 p.m., in the County Commissioners Meeting Room. Members and guests in attendance at the meeting included:

Troy Ellington
Tony Doerr
Jeff Connor

Bob Gatto
Jeff Messenger
Paul Durham

Karen Myers
John Nelson-staff
William DeVore-staff

1. Call to Order - by Chairman Troy Ellington at 1:30 pm.
2. The April minutes were unanimously approved, as submitted.
3. Report of Officers – None
4. Unfinished Business – Chairman Ellington explained that at the last meeting of the Property Owners Association it was noted that there is debris in the lake that includes trees and large branches from winter storms. Because of safety concerns, he believes that boaters should be on watch for this debris.
5. New Business –

A. House Bill 409-Plan Update Cycle- Mr. Nelson explained that the intent of this Bill which was passed by the Maryland General Assembly this year, changes the need for mandatory updating of county comprehensive plans from every six years, as specified in current law, to ten years. House Bill 409 requires updates every ten years, making the next Garrett County Plan not due until approximately 2018. One stipulation of the Bill is that the County’s Annual Report next year must include a narrative to address the County’s progress on implementing the goals and objectives outlined in the Comprehensive Plan. The Bill will become effective October 1, 2013.

The 10-year cycle would be implemented to allow planners to use census data that is collected every ten years. This could allow the update to the Garrett County Plan to be pushed back further, possibly to the year 2020. Mr. Nelson explained that HB 409 specifies that a task force will be assembled to determine when each jurisdiction’s plan would be due.

B. Wisp Resort PRD –Revised Concept Plan- Discussion- Mr. Nelson explained that the Wisp Resort PRD has been divided up into three property owners. The original acreage for the PRD was 2,301.94 acres. Karen Myers is proposing to sell a 90-acre tract to Larry Sebold, the original owner that would be taken out of the PRD. The removal of the Sebold parcel of 90.16 acres would reduce the size of the PRD to 2,211.78 acres. This change would cause the density to be reduced because the number of dwelling units would be decreased from 2,500 units to 2,380 units. Last month any action was postponed until a “Single Legal Entity” agreement is reached between the new property owners that own the PRD. Mr. Nelson believes that the agreement is now very close, but still has not been executed, as of this date.

Ms. Myers presented a map showing the location of the affected parcels of land at the Wisp and the new ownership designations. Ms. Myers notes that the signatures pages have been prepared for the PRD agreement but the documents have not been fully executed. Ms. Myers believes that any approval by the Commission should be conditioned upon the sale of the 90-acre property actually taking place.

Chairman Ellington stated that any action taken would also have to be conditioned upon the execution of the agreements, and the review by the county attorney. After discussion, the Commission feels that a time limit on the execution of the agreement is not necessary at this time.

Mr. Nelson prefers that any written decision for approval, by the Planning Commission, not occur until the official agreement between the parties is executed. The Planning Commission voted to approve the removal of the 90.16 acre tract from the PRD contingent upon the execution of the agreement. Karen Myers would withdraw the request for the change to the PRD if the negotiations to sell the property to Mr. Sebold failed. The motion was approved unanimously, by a vote of 5 to 0.

Ms. Myers added that she is currently acting as a consultant with the new owners and may be involved in future planning for the Wisp Resort PRD. Ms. Myers is working on liquidating the assets of DC Development. After that is completed, ETP would acquire the entity and possibly any remaining interests of DC Development.

C. Miscellaneous

- 1. Deep Creek Watershed Zoning Appeals Cases – None**
- 2. Minor Subdivisions –** Approved minor subdivisions were included in the packet mailed to the Commission members prior to the meeting.

- 3. Waiver Requests- None**
- 4. Mining Permit Applications – None**
- 5. Aglan Preservation District Applications-None**
- 6. Action on Planned Residential Development (PRD)- None**

D. Action on Major subdivisions- None

E. Next Scheduled meeting - The next regular meeting of the Planning Commission will be held on **June 5, 2013**, in the County Commissioners Meeting Room, at 1:30 pm.

F. Adjournment- 2:15 p.m.

Respectfully submitted,

William J. DeVore
Zoning Administrator

